

**THE CITY OF DEXTER
REGULAR CITY COUNCIL MEETING
MONDAY, FEBRUARY 27, 2023**

A. CALL TO ORDER / PLEDGE OF ALLEGIANCE

The City Council Meeting was called to order at 7:00 PM by Mayor Keough and was held at 3515 Broad St., Dexter, MI 48130.

B. ROLL CALL:

Sanam Aldag – Present
Jamie Griffin – Present
Wa-Louisa Hubbard – Present
Zach Michels – Present
Dan Schlaff – Present
Joe Semifero – Present
Mayor Shawn Keough – Present

Student Representatives:
Bonnie Keating – Present
Adam DeGregorio – Present

Also attending: Justin Breyer, City Manager and City Clerk; Michelle Aniol, Community Development Manager; Josh Tanghe, Assistant to the City Manager; Tim Stewart, Public Services Superintendent; Georgia Frost, Recording Secretary; Marie Sherry, Finance Director/Treasurer/Assessor (virtual); Megan Masson-Minock, Principal for Carlisle Wortman; residents; and media.

C. APPROVAL OF THE MINUTES

1. City Council Meeting – February 13, 2023

Motion Griffin; support Semifero to approve meeting minutes with the following changes:

- List consent agenda items individually.

Ayes: Michels, Schlaff, Hubbard, Semifero, Griffin, Aldag, Keough
Nays: None.
Absent: None.
Motion Carries

D. PRE-ARRANGED PARTICIPATION – None

E. NON-ARRANGED PARTICIPATION –

- Jim Chesney, 150 Jeffords Street: Inquired if he may have a copy of the 3045 Broad Street financing proposal, which he states he was previously denied access to. Mr. Chesney additionally inquired about the EGLE/ City of Dexter authority related to the Broad Street development. Mr. Chesney is seeking to receive more information about this report.
- Jim Smith, 7765 Forrest Street: Mr. Smith commented on the painting of the water tower and expressed support for gold lettering. He additionally commented on the vote concerning the Dexter Area Fire Department. Mr. Smith mentioned that the millage concerning the Dexter Area Fire Department was unclear and could not clearly discern public opinion, and that he voted no at that time. Mr. Smith provided support for an alternative option located on Dan Hoey in the past. He is not in support of the Meadowview land parcel or 8140 Main Street address for the Dexter Area Fire Department. Mr. Smith brought forth concerns related to the size and scope of construction as well as how renovations may affect the surrounding park. Mr. Smith urged City Council to delay a vote to allow more time to deliberate the location of the station.
- Donna Moultrup, 7409 Lake Street: Ms. Moultrup expressed support for the building of a new station and does not believe renovations to the current station's location can remedy all concerns. Ms. Moultrup mentioned that renovations will likely expose further work that needs to be done, which will exceed budgets. Ms. Moultrup stated that she does not mind that there will be increased noise in the area she resides. Ms. Moultrup stated that a center of emergency preparedness should not be so near to a body of water.
- Ron Miller, 7654 Forest Street: Mr. Miller expressed concern for maintaining the 8140 Main Street to house the Dexter Area Fire Station, considering the millage that was held on this issue. Mr. Miller believes that the hesitation to make a definitive decision has proven costly for the residents of Dexter. Mr. Miller mentions that data and public opinion supports the Meadowview location. Mr. Miller mentioned further concerns regarding potentially negative transportation, environmental, and recreational impacts that maintaining the 8140 Main Street could bring. As a Dexter Parks and Recreation Commission member, Mr. Miller expressed interest in having the Parks and Recreation Commission review what other land use options 8140 Main Street viably has.
- James (JD) Boydston, 6951 Wellington Drive: Mr. Boydston expressed support for some of the comments previously made by other residents. Mr. Boydston stated that he was disappointed the millage did not provide a definitive solution. He mentioned his support for the Meadowview location. Mr. Boydston additionally mentioned other parks and recreation related uses for the 8140 Main Street property.

F. DECLARATION OF CONFLICTS OF INTEREST –

Council Member Michels stated that he does contract work for Carlisle Wortman Associates, Inc., which is relevant for a later decision regarding the subdivision ordinance public hearing. Mayor Keough indicated that he felt that this is not a conflict of interest that would prevent Council Member Michels from voting on the relevant agenda item.

G. APPROVAL OF AGENDA

Motion Aldag; support Semifero to approve the agenda with the following change:

- Switch the order of new business item #1, Resolution to Continue to Provide Appropriate Space for Dexter Area Fire Department, and new business item #2 for the Resolution Authorizing Issuance of 2023 Unlimited Tax General Obligation Bonds.

Ayes: Griffin, Michels, Schlaff, Aldag, Hubbard, Semifero, Keough

Nays: None.

Absent: None.

Motion Carries

H. PUBLIC HEARINGS –

1. Updates to the Subdivision Ordinance

- Ms. Aniol gave a brief overview of the process leading to the presented subdivisions ordinance changes.
- Megan Masson-Minock from Carlisle Wortman Associated Inc. gave additional background regarding the process for drafting the new ordinance, as well as specific development types relevant to the proposed changes.
- Ms. Aniol further explained implications of NACTO standards.
- Semifero inquired about the costliness and value of improvements made by the ordinance, to which Ms. Masson-Minock answered that she supports the engineer's comments in relation to the NACTO standards.

Mayor Keough opened the public hearing at 7:49 PM, to which no residents or other members of the public provided comments.

Mayor Keough closed the public hearing at 7:50 PM.

Motion Michels; support Aldag to postpone the vote on this matter until the next meeting.

Ayes: Aldag, Michels, Semifero, Schlaff, Hubbard, Griffin, Keough

Nays: None

Absent: None

Motion Carries

I. COMMUNICATIONS:

1. Upcoming Meeting List

- Council Member Michels added an amendment to the list, being that CAPDART will be meeting in the basement of Dexter City Offices underneath the bank and will be having a group specializing in senior housing projects coming to speak.

2. Letter from Washtenaw County Metroparks

- Council Member Hubbard inquired if there was some way for the metro parks to be more specific about what date the parks will close for the deer ~~eat~~cull. She mentioned that when the metro parks closed previously for a deer ~~eat~~cull, it was not communicated clearly to the public. Mr. Breyer stated that he would reach out accordingly.
- Council Member Griffin echoed Hubbard's concerns regarding the park's clarity about when the deer ~~eat~~cull is taking place.

J. REPORTS:

1. Public Services Superintendent – Tim Stewart

Mr. Stewart provided his written report as per packet.

- Mr. Stewart further stated that the water tower was effected by the power outage, and restoration efforts were costly.
- Regarding the power outage, Griffin inquired about warming centers.
 - Mr. Breyer stated that he could look into local options for warming centers, but expressed that several possible warming locations within the City of Dexter were also without power. Mr. Breyer stated that he would look into publicizing the Washtenaw County list of warming centers.
- Council Member Schlaff inquired about natural gas generators, which Mr. Stewart stated would be expensive.
- Mayor Keough asked Mr. Stewart to thank DPW for their work during the ice storm.

2. Community Development Manager – Michelle Aniol

Ms. Aniol submitted her written report as per packet.

- Ms. Aniol also added that she received a call from the representatives at Cornman Farms, who indicated that they will not pursue an extension to expand on their site due to costliness.
 - Council Member Michels offered that there is further funding available for water systems and water improvements in the state budget. If the site has a well, they may be eligible for additional state funding.

3. Board, Commission, & Other Reports - “Bi-annual or as needed” – None
4. Subcommittee Reports – None
5. City Manager Report – Justin Breyer

Mr. Breyer submitted his written report as per packet.

- Mr. Breyer mentioned that the City of Dexter has undergone the move from the current City of Dexter offices location to 3515 Broad Street.
- Regarding office table organization at 3515 Broad Street, Council Member Griffin expressed support for Option 8 (page 47 of the 2/27 packet).
- Council Member Hubbard asked if current furniture would be removed, to which Mr. Breyer informed Council that existing furniture will be repurposed.
- Council Member Griffin brought forth a concern regarding City of Dexter signage on the north and south sides of city borders. This will be relevant again at a future meeting.
- Mayor Keough inquired about the wastewater treatment capacity study. Mayor Keough inquired who will provide the budget estimate to complete the study. Mr. Breyer stated he would reach out to OHM Advisors.
- Regarding the consent agenda, Marie Sherry asked if an amount totaling \$29,940.57 may be added to consent agenda item #1 (Bills & Payroll in the amount of \$313,316.56).

6. Mayor Report – Shawn Keough

Mr. Keough submitted his written report as per packet.

- Mr. Keough addressed an earlier concern voiced by Jim Chesney. He stated that he does not know if the predevelopment agreement permits sharing proforma information from the relevant slideshow. However, Mr. Keough stated that the 3045 Broad Street Committee plans to share all relevant information with the public.
- Mr. Keough also addressed Mr. Chesney’s earlier concerns regarding the City of Dexter’s dispute with EGLE. Mr. Keough stated that he hopes to invite EGLE to do a walking tour of Dexter to ask them questions directly regarding drilling and other environmental concerns. Mr. Keough mentioned that there is a meeting on the 23rd to address this issue.
- Council Member Griffin asked about the funding concern with the Dexter Senior Center. Mr. Keough provided updates on whom he has spoken to in the surrounding cities and townships. Mr. Keough mentioned that the Dexter Senior Center has applied for state funds, which is supported by this area’s 2 State Representatives as well as State Senator Sue Shink. Keough indicated potential additional support from Congresswoman Debbie Dingell (MI-06).

7. Council Member Reports – None

K. CONSENT AGENDA:

Motion Hubbard; support Schlaff to approve items 1 through 3 of the Consent Agenda.

1. Consideration of: Bills & Payroll in the amount of: \$343,257.13
2. Consideration of: Proposal from J.K. for Huron Lift Station Pump Base in an Amount not to Exceed \$7,242.46
3. Consideration of: Closure of Central St. on May 20, 2023 for Garden Club Plant Sale

Ayes: Schlaff, Griffin, Aldag, Semifero, Michels, Hubbard, Keough

Nays: None

Absent: None

Motion Carries

L. UNFINISHED BUSINESS- Consideration and Discussion of:

1. Consideration of: City Council Rules

Motion Semifero; support Hubbard to postpone the consideration of adopting rule changes until City Council is able to discuss at a work session.

Ayes: Griffin, Michels, Aldag, Semifero, Hubbard, Schlaff, Keough

Nays: None

Absent: None

Motion Carries

2. Consideration of: Motion Regarding Designation of 8140 Main St. as the Continuing Site for City of Dexter Fire Station

Postponed motion from February 13, 2023

Motion Semifero; support Hubbard to designate the current fire station location at 8140 Main Street as the continuing site of the fire station in the City of Dexter and directs staff and consultants to proceed with the renovation and enhancement of the current station at 8140 Main Street.

Motion Semifero; support Hubbard to amend the original motion to: “Move that City Council designates the current fire station location at 8140 Main Street as the continuing site of the fire station in the City of Dexter and directs staff and consultants to proceed with the design, renovation, replacement, and/ or construction of a public safety facility at 8140 Main Street.”

Ayes: Hubbard, Aldag, Semifero, Schlaff, Keough

Nays: Griffin, Michels

Absent: None

Motion Carries

Motion Aldag; support Michels to postpone a decision regarding the location of the Dexter Area Fire Department for a later City Council work session date to allow staff to work with partners in architecture to bring forward designs for renovation and rebuilding as well as financial implications of either option.

Ayes: Michels

Nays: Semifero, Schlaff, Griffin, Hubbard, Aldag, Keough

Absent: None

Motion Fails

Motion Michels; support Griffin to amend the original motion to read “Move that City Council designates a new fire station location on the corner of Dexter Ann Arbor Road and Meadowview as the site of the fire station in the City of Dexter and directs staff and consultants to proceed with the design, renovation, replacement, and/ or construction of a public safety facility at this location.”

Ayes: Michels, Griffin, Aldag

Nays: Hubbard, Semifero, Schlaff, Keough

Absent: None

Motion Fails

Consideration of the original motion to designate the current fire station location at 8140 Main Street as the continuing site of the fire station in the City of Dexter and directs staff and consultants to proceed with the design, renovation, replacement, and/ or construction of a public safety facility at 8140 Main Street.

Ayes: Semifero, Hubbard, Schlaff, Keough

Nays: Aldag, Griffin, Michels

Absent: None

Motion Carries

M. NEW BUSINESS- Consideration and Discussion of:

1. Consideration of: Resolution Authorizing Issuance of 2023 Unlimited Tax General Obligation Bonds

Motion Semifero; support Aldag to adopt the attached Resolution Authorizing Issuance of 2023 Unlimited Tax General Obligation Bonds.

Council Member Michels raised an objection based on City Council Rules. Council was required to vote on the objection made by Michels, and a 2/3rd vote was needed to overrule the objection.

Vote to Overrule Objection:

Ayes: Semifero, Hubbard, Michels, Schlaff, Keough

Nays: Griffin, Aldag

Absent: None

Motion carries and the objection fails

Vote on Original Motion:

Ayes: Schlaff, Hubbard, Semifero, Aldag, Keough

Nays: Michels, Griffin

Absent: None

Motion Carries

2. Consideration of: Resolution to Continue to Provide Appropriate Space for Dexter Area Fire Department

Motion Michels; support Griffin to continue to provide appropriate space for Dexter Area Fire Department.

Motion Hubbard; support Schlaff to postpone the discussion on this resolution for a work session.

Ayes: Hubbard, Semifero, Schlaff, Griffin, Aldag, Keough

Nays: Michels

Absent: None

Motion Carries

N. NON-ARRANGED PARTICIPATION:

- Ron Miller, 7654 Forest Street: Mr. Miller expressed his disappointment in the decision that was made this evening. Stated, however, that he looks forward to imaging how Dexter looks with relevant stakeholders.
- Dexter Area Fire Chief Doug Armstrong: Chief Armstrong thanked the Council for their work and looks forward to future steps in this process.

O. COUNCIL COMMENTS (paraphrased or summarized by Recording Secretary)

Semifero: Stated that he hopes that the public is not deceived into thinking the Dexter Area Fire Department issues were not fully discussed.

Keating: Stated that the thoughtful consideration of this issue speaks to the Council being passionate about the area residents.

DeGregorio: None.

Hubbard: Apologized to the Dexter residents who she disappointed with her vote on the Dexter Area Fire Department location. Stated that she made an educated and

thoughtful decision. Also mentioned that she saw the Encore's production of "Once on this Island" and stated that it was one of the best she has ever seen.

Michels: Stated that we are all in the gutters but some of us are looking at the stars.

Griffin: Mentioned the guiding principles that City Council set for themselves. She states that she believes Council has failed guideline #7 regarding public input.

Aldag: Stated that she has done all she can since being elected and will do everything to make this project a success.

Schlaff: Stated that the decision this evening regarding the Dexter Area Fire Department was difficult, but his decision was well-informed by his experience.

P. PROPOSED AGENDA ITEMS FOR FUTURE MEETINGS

Semifero requested that Council dedicate the east parcel on Monument Park to the park if it has not already.

Q. CLOSED-SESSION FOR THE PURPOSE OF DISCUSSING ATTORNEY-CLIENT PRIVILEGED COMMUNICATION, IN ACCORDANCE WITH MCL 15.268 SEC. 8.

Motion Hubbard; support Semifero to enter into closed session to discuss attorney-client privileged communication in accordance with MCL 15.268 Section 8, with the following non-Council Members present: Justin Breyer, City Manager and City Clerk; Marie Sherry, Finance Director/Treasurer/Assessor; Scott Munzel, City Attorney; Michelle Aniol, Community Development Manager; Tim Stewart, Public Services Superintendent; Josh Tanghe, Assistant to the City Manager; and Georgia Frost, Recording Secretary.

Ayes: Schlaff, Griffin, Aldag, Hubbard, Michels, Semifero, Keough

Nays: None.

Absent: None.

Motion Carries

- Before entering into closed session, Keough reminded the public that no decisions are made in closed session.

Motion Aldag; support Schlaff to leave closed session.

Ayes: Griffin, Hubbard, Schlaff, Aldag, Semifero, Michels, Keough

Nays: None.

Absent: None.

Motion Carries

R. ADJOURNMENT

Motion Semifero; support Aldag to adjourn the meeting at 10:37 PM.

Unanimous voice vote approval.

Respectfully submitted,

Georgia Frost
Recording Secretary

Approved for Filing: _____